

COA # <b>2014-COA-122 (FP)</b> <b>2014-ZON-023</b>	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION <b>STAFF REPORT</b>	Hearing Date <b>AUG. 6, 2014</b>
		Continued from: July 2, 2014
460 VIRGINIA FLETCHER PLACE		Center Township Council District: 19 Jeff Miller
<b>Applicant</b> TCT ONE, LLC mailing address: 1043 Virginia Ave Indianapolis, IN 46203 <b>Owner:</b> Same as above		
<b>COMBINED CASE</b>		
<b>IHPC COA: 2014-COA-122 (FP)</b> <ul style="list-style-type: none"> <li>• Rezone</li> <li>• Demolish non-historic rear addition</li> <li>• Modify one-story building and add addition at front elevation</li> <li>• Restore historic two-story building</li> </ul>		
<b>Rezoning: 2014-ZON-023</b> <ul style="list-style-type: none"> <li>• Rezoning of 1.21 acres, from C3C and 14U to CBDS</li> </ul>		
<b>STAFF RECOMMENDATION: Approval</b>		

<b>STAFF COMMENTS</b>
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### **Background of the Property**

460 Virginia is one of the remaining 19<sup>th</sup> century commercial buildings on Virginia Avenue, and was built in 1876. It was originally used by Henry Lee to house his tea, coffee, sugar and spice business before it was sold and operated as a laundry. The building has three stories, and features elaborate pressed metal work at the roof. Attached to this historic building is a one-story commercial concrete block building.

### **Proposed Alterations to One-Story, Concrete Block Building**

The one-story non-contributing block building is to be renovated with façade changes including a small bumped-out addition on the front of the building. The small addition would be clad in a gray zinc material and rest of the concrete block building will be painted a similar dark gray/black color. The front and side elevations will include new metal storefront systems, a metal canopy and an outdoor patio at the front. A small fiber cement storage enclosure is also proposed near the front patio. Aluminum sunshades are proposed over the storefront windows as well. The monitors on the flat roof, which are visible from the side and the rear of the building, will be restored using new fiber cement to replace damaged stucco.

### **Demolition of Non-Contributing Addition**

On the rear (northeast) elevation, the applicant is proposing to remove a later addition to the non-contributing building. The restored elevation will have painted CMU. The northwest elevation (side) will have painted CMU and new metal storefront windows and doors, including an overhead door.

### **Restoration of Historic Building**

The historic two-story building will be painted where the metal trim and iron storefront are already painted, as well as the wood windows. A section of the brick wall is painted white behind the addition that is to be demolished. This will be repainted a color to match the red brick on the building.

### **Future Development**

The applicant is showing future townhomes on the site plan. At this time, this part of the project is in development. The applicant is asking for the residential use, but will return to the IHPC in the future once the design is fully developed.

### **Rezoning Request**

Most of the property is currently zoned I-4-U, heavy industry, which is inappropriate for this neighborhood, especially the property facing Park Ave. A small portion facing Virginia Ave. is zoned C3C, which is consistent with the Fletcher Place Plan. The applicant is asking to rezone the entire site to CBD-S which is a Central Business District zoning classification that allows the permitted uses to be customized for just that property. The applicant is proposing the following uses be permitted with the CBD-S:

*Permitted uses will be everything allowed in C-1, C-2, C-3 and/ or C-3-C zoning districts EXCEPT the following:*

- Check cashing/payday loans,
- tattoos or body piercing,
- adult entertainment business,
- adult bookstore,
- assisted living/rehabilitation facility,
- addiction treatment facility,
- halfway house,
- pawn shop,
- pet shop,
- gas station,
- dance hall,
- auditorium/assembly hall,
- day care center (adult, child or handicapped),
- liquor store,
- social club,
- off-track betting facility,
- engine repair/maintenance of any kind,
- sale of automobiles, motorcycles, scooters,
- massage parlor,
- abortion clinic,
- pest control.
- Further, any use not permitted in the C-1, C-2, C-3 and/or C-3-C zoning districts shall be prohibited.

### **Fletcher Place Historic Area Preservation Plan**

The plan recommends D-8 residential for the portion along Park Ave. and C3C for the portion facing Virginia Ave. C3C is called Corridor Commercial and permits most C1 and neighborhood commercial uses. It is generally used as a buffer for residential areas.

### **Reasons to Approve CBD-S**

In this case, the applicant is asking to rezone the entire site CBD-S (see definition above.) CBD-2, as requested by the applicant, is an appropriate alternative to what the plan recommends. It achieves the plans objective to see neighborhood-friendly commercial use on Virginia Ave. and residential along Park Ave., while providing more flexibility to develop this somewhat unusual property. Any future development or changes to the uses or site plan will require additional approval.



## **STAFF RECOMMENDED MOTION**

**COA #2014-COA-122 (FP):**

**To approve a Certificate of Appropriateness to:**

- Rezone the subject property
- Demolish a non-historic rear addition
- Modify one-story building and add addition at front elevation

- Restore the historic two-story building as per submitted documentation and subject to the following stipulations:

**PERMITS MAY NOT BE ISSUED until stipulations number 1, 2, and 3 are fulfilled.**

1. Construction must not commence prior to approval by the IHPC staff of final construction drawings. *Approved \_\_\_\_\_ Date \_\_\_\_\_*
2. A pre-construction meeting with IHPC staff, the owner, and the contractor/construction manager must be held prior to the commencement of any construction. *Approved \_\_\_\_\_ Date \_\_\_\_\_*
3. The site shall be field staked with no offsets and approved by IHPC staff prior to construction. *Approved \_\_\_\_\_ Date \_\_\_\_\_*
4. Any change to the design or scope of work must be approved by IHPC staff prior to commencement of work.
5. Final paint colors for historic building shall be approved prior to painting. *Approved \_\_\_\_\_ Date \_\_\_\_\_*
6. No changes to the proposed design, location, configuration, or method of installation are permitted without prior consultation with IHPC staff.
7. Any deviation from this approach shall be approved by IHPC staff prior to construction.
8. All replacement materials shall match the existing materials that they replace. All new materials shall have the same profile, configuration, surface texture, and method of construction.
9. Replacement of wood siding and trim shall only occur if deteriorated beyond repair. Care must be taken not to damage historic materials and every attempt shall be made to salvage as much historic material as possible with epoxy, Dutch patch repairs, or other similar techniques.

**REZONING PETITION #2014-ZON-023:**

**To recommend approval to the Metropolitan Development Commission** a rezoning of the subject site from C3C and I-4-U to CBD-S.

**Staff Reviewer:** Meg Purnsley



**Location in Fletcher Place**



**Zoning Map (project site cross-hatched)**



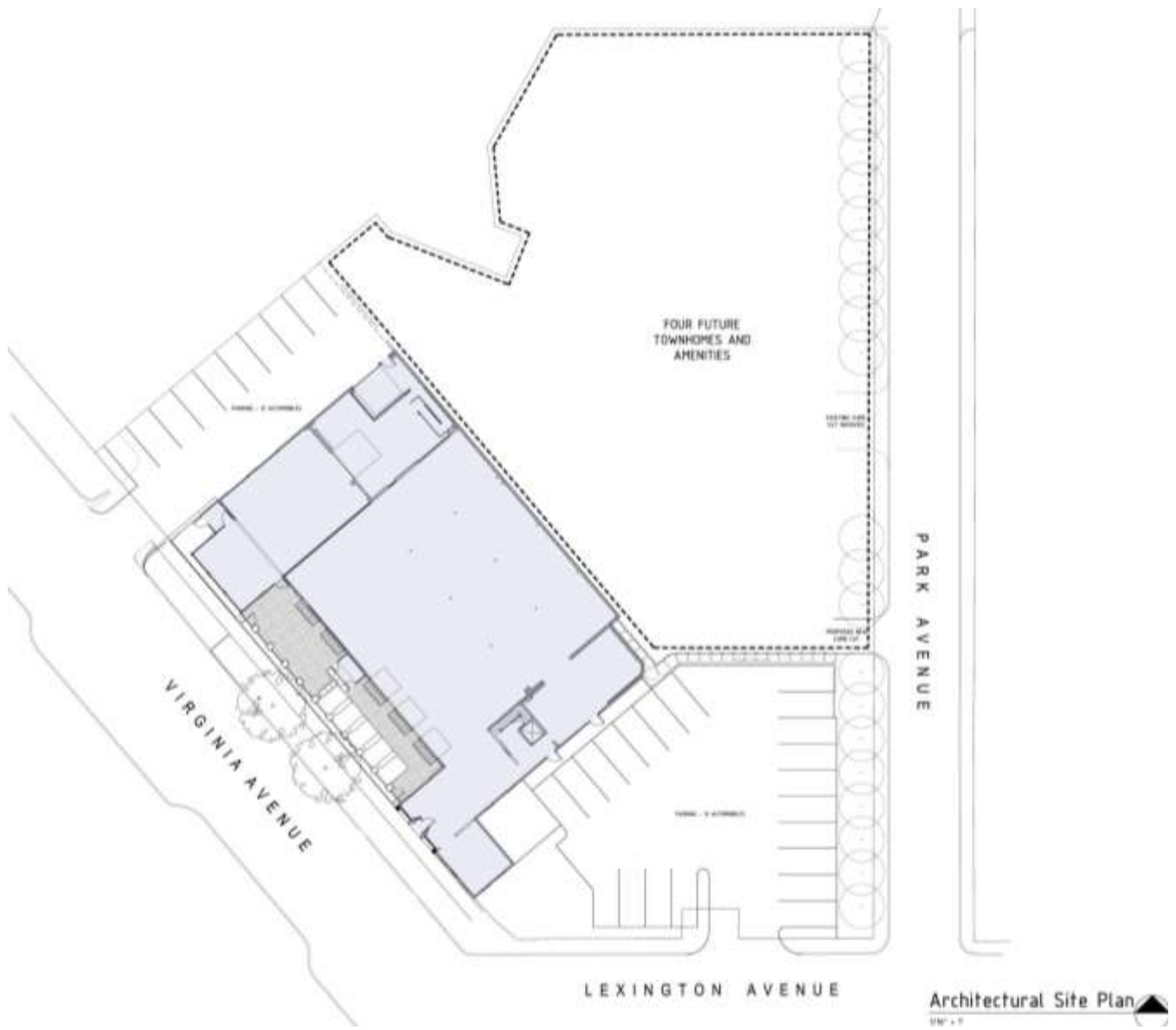
**1887 Sanborn**



**1956 Sanborn**



**2013 Aerial Photo**



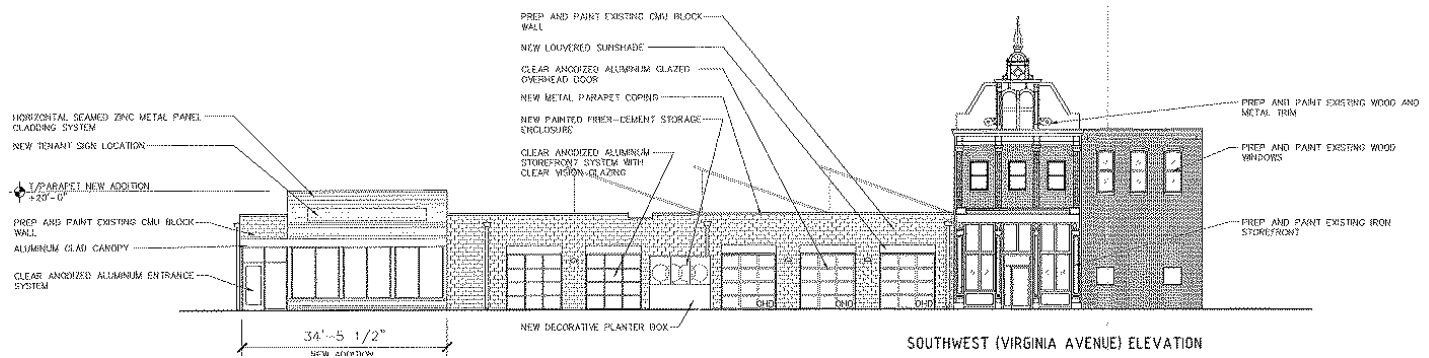




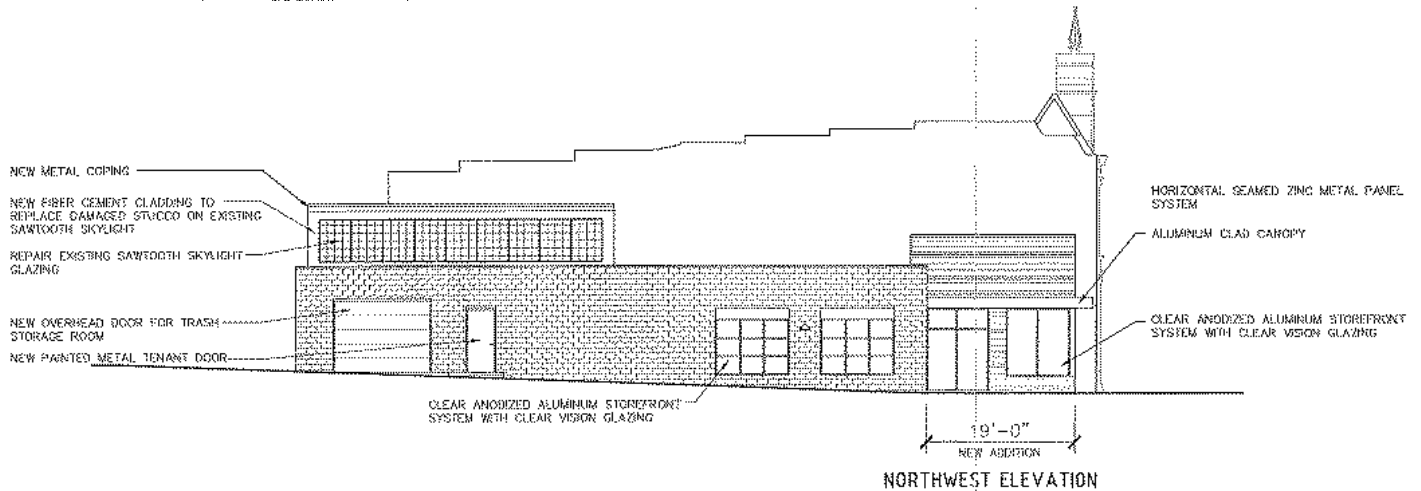
**Aerial view looking northeast with Virginia Ave at front**



**Aerial view looking northwest with Virginia Ave at left (Lexington Ave bottom right)**



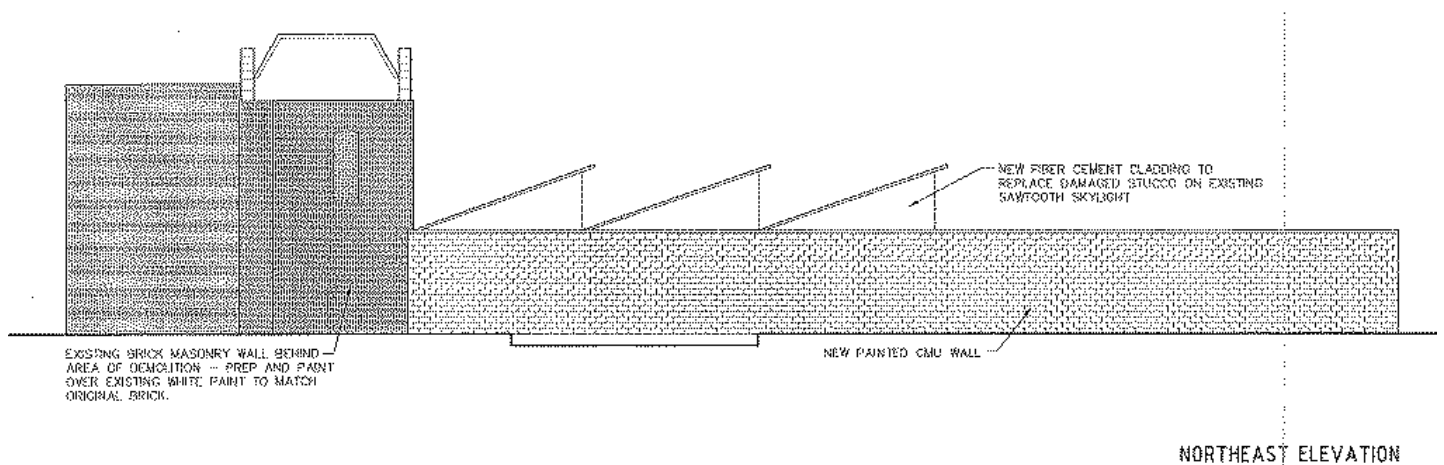
SOUTHWEST (VIRGINIA AVENUE) ELEVATION



NORTHWEST ELEVATION



SOUTHEAST ELEVATION



NORTHEAST ELEVATION







**Virginia Ave.**





Virginia Ave. looking south

